Document No. 4422
Voted Meeting of 3/15/84

BOARD OF APPEAL REFERRALS

March 15, 1984

1.	Z-6625	Community Service Care, Inc. 36 Perkins Street, Jamaica Plain
2.	Z-6643	Anne B. Kelly and Patricia B. Doherty 57 Baldwin Street, Charlestown
3.	Z-6694	555 Massachusetts Avenue Condo Association 555 Massachusetts Avenue, Boston
4.	Z-6715	J. Michael Goll 579-581 Tremont Street, Boston
5.	Z-6716-6717	Gerald Magid 64½-66 Day Street, Jamaica Plain
6.	Z-6750	Allan R. Kueny 35-39 Chestnut Street, Charlestown
7.	Z-6766	Ronald Ray Boose 33 Chelsea Street, East Boston
8.	Z-6777	Roger M. and Lorraine Alessandro 60 Cricket Lane, West Roxbury
9.	Z-6840	Guido Salvucci 6-8 Leicester Street, Brighton
10.	Z-6851	Beatrice Stein 80 Topliff Street, Dorchester
11.	Z-6869	99 Chestnut Hill Avenue Partnership (Greenery Nursing Home) 163 Chestnut Hill Avenue, Brighton
12.	Z-6870	Richard S. Brown 456 Shawmut Avenue, Boston
13.	Z-6881	Fairlawn Cameo Limited Partnership 15 Bismarck Street, Mattapan
14.	Z-6905	Deidre Malloy 4 Dexter Row, Charlestown

MEMORANDUM

March 15, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/27/84

Z-6625
Community Service Care, Inc.
36 Perkins Street, Jamaica Plain
at South Huntington Avenue

2½-story structure

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy from two-family dwelling to group care residence - eight juveniles.

Violation(s):

Group care residence is conditional use.

Facility has existed at site since 1968. Petitioner cares for difficult-to-reach youth in custody of Massachusetts Department of Social Services. Program excludes those in care of any correctional agency of the Commonwealth. Recommend approval.

VOTED: In reference to petition Z-6625, Community Service Care, Inc., 36 Perkins Street, Jamaica Plain, for conditional use for change of occupancy from two-family dwelling to group care residence in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Facility has existed at site since 1968. Petitioner cares for difficult-to-reach youth in custody of Massachusetts Department of Social Services; program excludes those in care of any correctional agency of the Commonwealth.

ASTLETON
STREET
ZAMORA
ZAMORA COURT
PARKTON
ROAD
PERKINS
STREET
ROAD
ASHCROFT
STREET
STREET
STREET
ROAD
MARY F. CURLEY
SCHOOL
KINGSBORO
STREET
METROPOLITAN
SOUTH HUNTINGTON
AVENUE
KENDALL
CARDINAL
O'CONNELL
MINOR SEMINARY
TENNIS
COURTS
TENNIS
COURTS
STREET
STREET
MARK
STREET
DAY
CEN
HYDE SQUARE
SHERIDAN
STREET
BARBARA
STREET
CENTRE
PAUL GORE
ROCK
HILL
ROAD
OAKVIEW
BELMORE
BOYLSTON
TERRACE
ROSEWAY
TERRACE
STREET
STREET
STREET
Z-6625
36 PERKINS ST.
J.P.

Board of Appeal Referrals 3/15/84

Hearing: 3/27/84

Z-6643
Anne B. Kelly and Patricia B. Doherty
57 Baldwin Street, Charlestown
near Bunker Hill Street

Three-story structure

District(s): apartment H-1 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

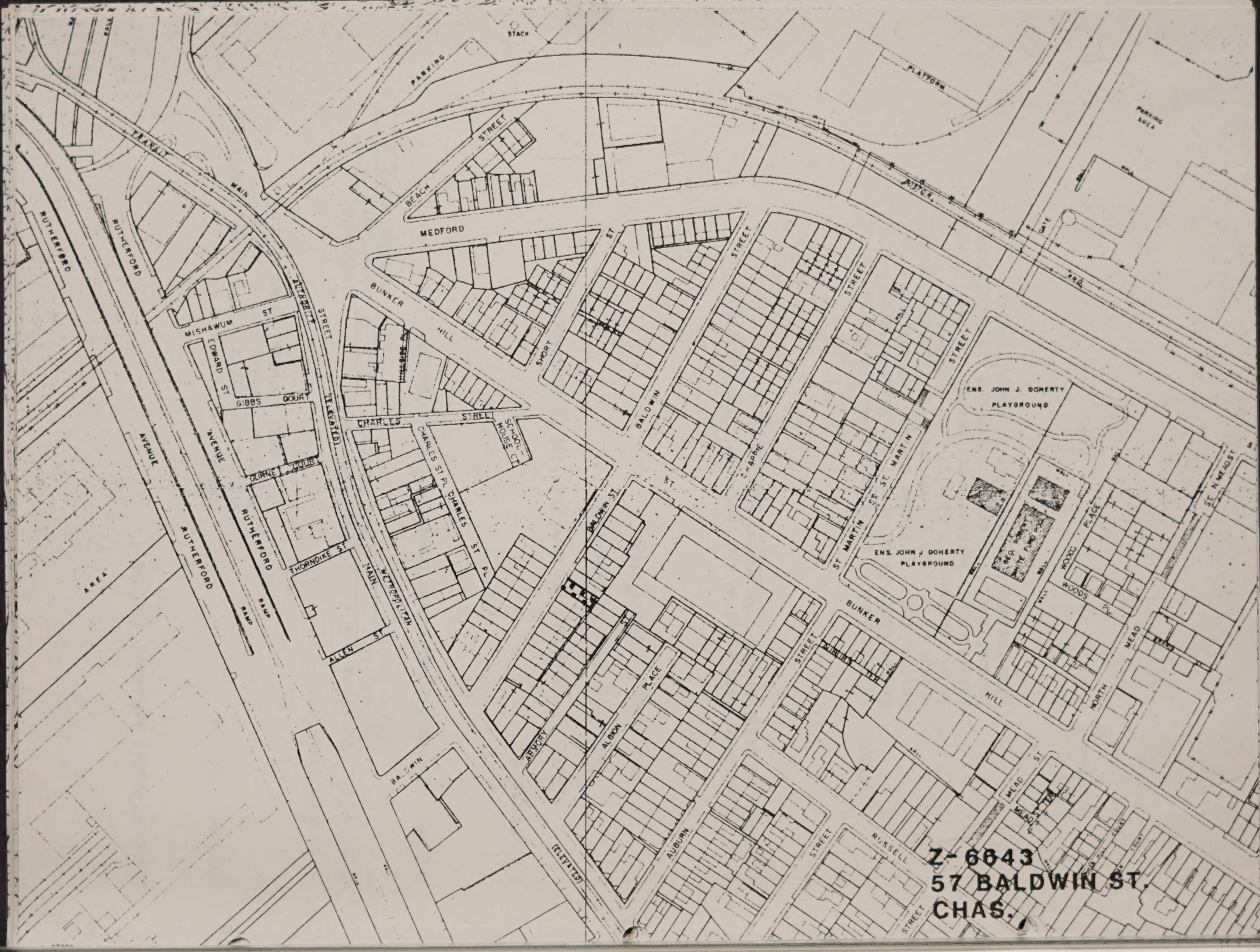
Purpose: erect one-story addition to two-family dwelling.

Violation(s):

Side and rear yards are insufficient.

Addition to rear of dwelling will provide more living area. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-6643, Anne B. Kelly and Patricia B. Doherty, 57 Baldwin Street, Charlestown, for two variances to erect a one-story addition to a two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.


Z-6643
57 BALDWIN ST.
CHAS.

Board of Appeal Referrals 3/15/84

Hearing: 3/27/84

Z-6694
555 Massachusetts Avenue Condo Association
555 Massachusetts Avenue, Boston
near Shawmut Avenue

Four-story structure

District(s):			
apartment H-2	general business	industrial	
residential	local business	waterfront	
single family		manufacturing	

Purpose: change occupancy from three to five apartments.

Violation(s):

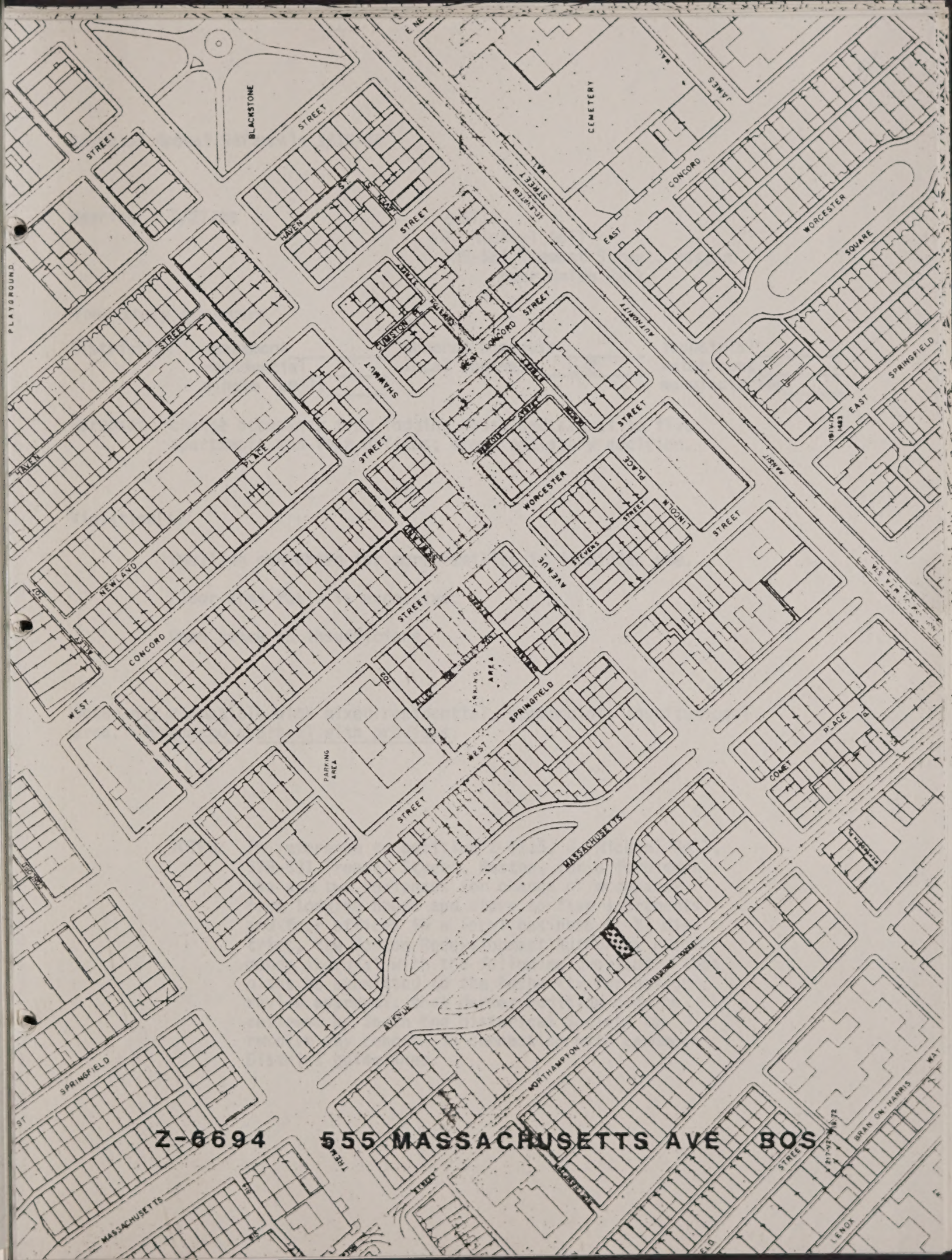
Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Five condominium units existing and consistent with residential character of neighborhood. Recommend approval.

VOTED: In reference to petition Z-6694, 555 Massachusetts Avenue Condo Association, 555 Massachusetts Avenue, Boston, for a forbidden use and two variances for change of occupancy from three to five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. The condominium units are existing and are consistent with residential character of neighborhood.


Z-6694 555 MASSACHUSETTS AVE BOS
BLACKSTONE STREET
CEMETERY
CONCORD STREET
WORCESTER SQUARE
EAST SPRINGFIELD
WORCESTER PLACE
LINCOLN STREET
NEWLAND AVENUE
WEST CONCORD STREET
WEST SPRINGFIELD STREET
PARKING AREA
MASSACHUSETTS AVENUE
NORTHAMPTON STREET
COMET PLACE
SPRINGFIELD ST
MASSACHUSETTS AVE
PLAYGROUND

Board of Appeal Referrals 3/15/84

Hearing: 3/27/84

Z-6715
J. Michael Goll
579-581 Tremont Street, Boston
near Union Park

Four-story structure

District(s):			
apartment		general business	industrial
residential		local business L-2	waterfront
single family			manufacturing

Purpose: change occupancy from lodging house and stores to five apartments and four offices; erect one-story addition.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Occupancy compatible with mixed residential, commercial, institutional area. Recommend approval with provisos.

VOTED: In reference to petition Z-6715, J. Michael Goll, 579-581 Tremont Street, Boston, for a forbidden use and two variances for change of occupancy from lodging house and store to five apartments and four offices in a local business (L-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that dormer addition plan be reviewed by South End Historical Society to resolve any concern in connection with Landmark District guidelines.

APPLETON
DARTMOUTH
PLACE
AVENUE
ALLEY
DWIGHT
MILFORD
HANSON
STREET
PLAYGROUND
UNION PK.
WALTHAM
UNION
BOND
STREET
RINGGOLD
STREET
STREET
WEST
MONTGOMERY
STREET
MONTGOMERY PARK
TREMONT ST.
WEST
CANTON
BROOKLINE
UPTON
STREET
DRAPERS
ALLEY NO. 10
PARK
BRADFORD
WEST
DEDHAM
ALLEY
LANE
STREET
IVANHOE
ROWENA
STREET
PELHAM
PELHAM
METROPOLITAN
Z-6715 579-581 TREMONT ST BOS

Board of Appeal Referrals 3/15/84

Hearing: 3/27/84

Z-6716-6717
Gerald Magid
64½-66 Day Street, Jamaica Plain
at Creighton Street

Thres-tory duplex structure

District(s):			
apartment_____	general business_____	industrial_____
residential R-.8	local business_____	waterfront_____
single family_____		manufacturing_____

Purpose: subdivide.

Violation(s):

Lot area, width, frontage, open space, and side yard are insufficient.

Floor area ratio is excessive.

Proposal will create two three-family dwellings for separate conveyance.
Recommend approval with proviso.

VOTED: In reference to petition Z-6716-6717, Gerald Magid, 64½-66 Day Street, Jamaica Plain, for thirteen variances to subdivide duplex structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that a convenant requiring uniform treatment of the exterior of the structure be part of the deed and be recorded in the Registry of Deeds.

PLAYGROUND
STREET
MANSUR
STREET
STREET
MINDEN
SCHILLER
WALDEN
HORAN
STREET
GROTTO GLEN
ROAD
NIRA
AVENUE
ARCOLA
STREET
KENNEY
STREET
ROUND HILL
GAY HEAD
STREET
ARKLOW STREET
EDGE HILL
STREET
MASS OSTEOPATHIC HOSPITAL
EVERGREEN
MEDICAL BUILDING
STREET
CREIGHTON
ST
SUNNYSIDE
ROUND HILL
STREET
CHEVERUS SCHOOL
ST NORBERT SCHOOL
WESTERLY
STREET
STREET
STREET
STREET
BLESSED SACRAMENT SCHOOL
BLESSED SACRAMENT CHURCH
STREET
TENNIS COURTS
CARDINAL O'CONNELL MINOR SEMINARY
MARK STREET
CREIGHTON
DAY
CENTRE
WYMAN
MOZART
LOWELL SCHOOL
BUCKLEY
TENNIS COURTS
BOLSTER
STREET
Z-6716-17
64 1/2-66 DAY ST
UP

Board of Appeal Referrals 3/15/84

Hearing: 3/27/84

Z-6750
Allan R. Kueny
35-39 Chestnut Street, Charlestown
near Adams Street

8118 square feet of land

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect four-story nine-unit apartment structure and semi-detached two-family dwelling.

Violation(s):

Lot area, open space, and front yard are insufficient.

Floor area ratio is excessive.

Proposed development is compatible with residential area.
Recommend approval with provisos.

VOTED: In reference to petition Z-6750, Allan R. Kueny, 35-39 Chestnut Street, Charlestown, for four variances to erect a four-story nine-unit apartment structure and semi-detached two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that plans, inclusive of landscaping, be submitted to the Authority for design review approval; that landscaping provide buffer between parking area and abutting residences.

Z-6750
35-39 CHESTNUT ST
CHARLESTOWN

Board of Appeal Referrals 3/15/84

Hearing: 3/27/84

Z-6766
Ronald Ray Boose
33 Chelsea Street, East Boston
near Gove Street

Four-story structure

District(s):			
apartment_____	general business_____	industrial_____
residential_____	local business L-1	waterfront_____
single family_____		manufacturing_____

Purpose: change occupancy from four-family dwelling and store to six-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, and rear yard are insufficient.

Floor area ratio is excessive.

Occupancy is compatible with predominantly residential neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-6766, Ronald Ray Boose, 33 Chelsea Street, East Boston, for a forbidden use and four variances for change of occupancy from four-family dwelling and store to six-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following proviso: that plans be submitted to the Authority for design review.

Z-6766 33 CHELSEA ST. EAST BOSTON

Board of Appeal Referrals 3/15/84

Hearing: 3/27/84

Z-6777
Roger M. and Lorraine Alessandro
60 Cricket Lane, West Roxbury
near Ledgewood Road

One-story structure

District(s):			
apartment_____	general business_____	industrial_____
residential_____	local business_____	waterfront_____
single family S-.3		manufacturing_____

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Rear yard is insufficient.

Greenhouse addition to rear of dwelling. Adequate yard area will remain. No neighborhood objections. Recommend approval with proviso.

VOTED: In reference to petition Z-6777, Roger J. and Lorraine Alessandro, 60 Cricket Lane, West Roxbury, for variance to erect one-story addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.

Z-6777
60 CRICKET LANE
WEST ROXBURY
CRICKET LANE
LEDGEWOOD RD.
CRICKET LANE
KEANE ROAD
KEANE ROAD
KEANE STREET
CORET RD.
MARLIN ROAD
SEYMOUR ROAD
MORLEY ROAD
PARKWAY
MAPLE STREET
AVALON
CHILTON
COREY
MAPLE
BANKS
WALL STREET
WALL

Board of Appeal Referrals 3/15/84

Hearing: 4/3/84

Z-6840
Guido Salvucci
6-8 Leicester Street, Brighton
near Washington Street

Three-story structure

District(s):					
apartment		general business		industrial	
residential	R-.5	local business	L-.5	waterfront	
single family				manufacturing	

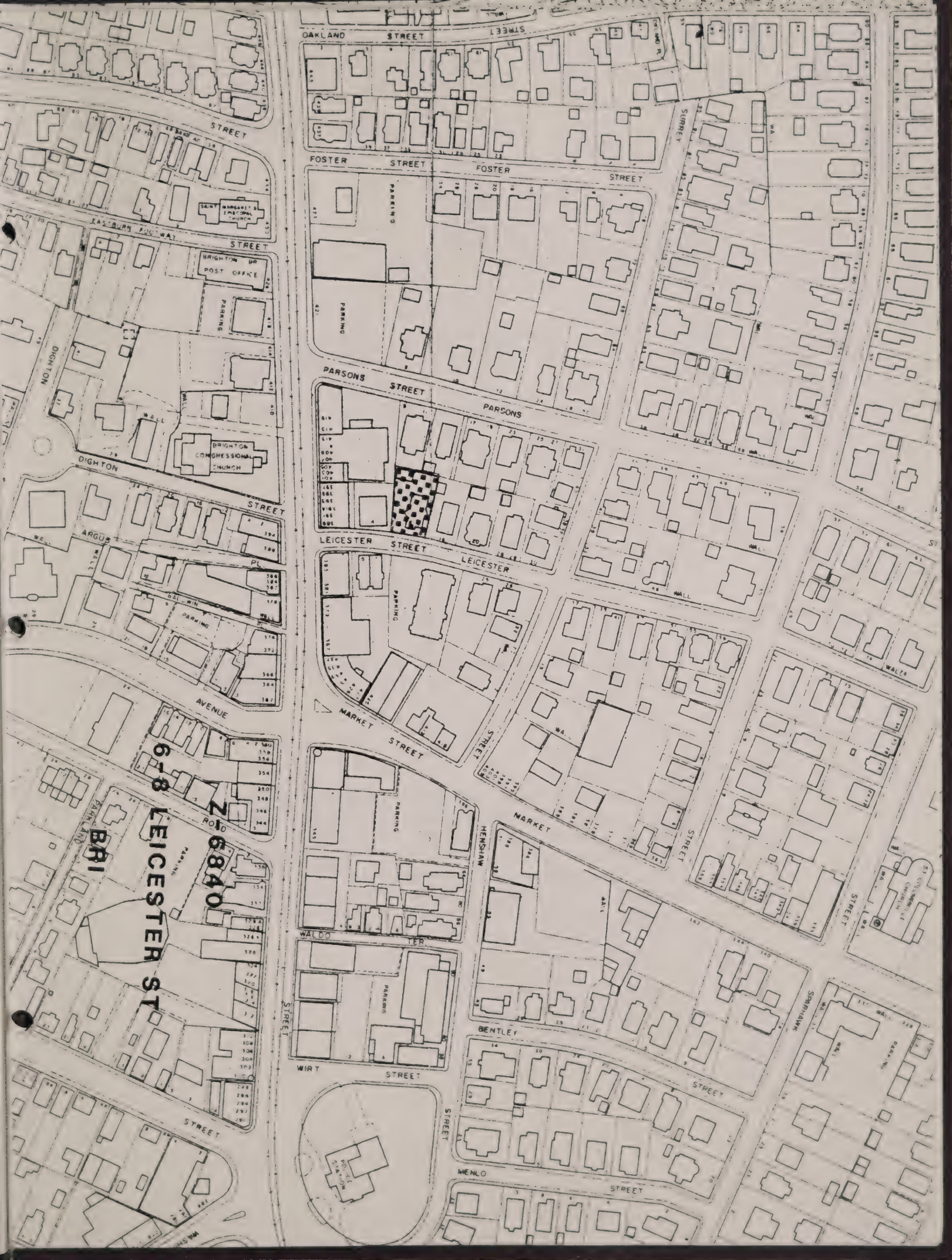
Purpose: enclose existing rear porch.

Violation(s):

Increase of nonconforming use.

Third floor rear porch to be enclosed for sitting room. No neighborhood response. Recommend approval with proviso.

VOTED: In reference to petition Z-6840, Guido Salvucci, 6-8 Leicester Street, Brighton, for increase of nonconforming use to enclose existing porch in local business (L-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.


OAKLAND STREET
FOSTER STREET
FOSTER STREET
SURREY
PARSONS STREET
PARSONS
LEICESTER STREET
LEICESTER
MARKET STREET
MARKET
MARKET
STREET
HENSHAW
WALDO TER
WIRT STREET
BENTLEY
STREET
MENLO
STREET
SPRUANCE
STREET
EASTBURN FOOTWAY
STREET
SAINT MARGARET'S EPISCOPAL CHURCH
BRIGHTON BR POST OFFICE
PARKING
DIGHTON
STREET
BRIGHTON CONGREGATIONAL CHURCH
DIGHTON
STREET
ARGUS PL
PARKING
AVENUE
PARKING
PARKING
PARKING
PARKING
PARKING
WALL
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WALL
618 LEICESTER ST.
ZIP 6840
BRI

Board of Appeal Referrals 3/15/84

Hearing: 3/27/84

Z-6851
Beatrice Stein
80 Topliff Street, Dorchester
at Longfellow Street

2½-story structure

District(s):			
apartment_____	general business_____	industrial_____
residential R-.8	local business_____	waterfront_____
single family_____		manufacturing_____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Occupancy existing and compatible with residential neighborhood.
Recommend approval.

VOTED: In reference to petition Z-6851, Beatrice Stein, 80 Topliff Street, Dorchester, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Occupancy is existing and is compatible with residential neighborhood.

Z-6851
80 TOPLIFF ST
DOR
AVENUE
STREET
LONGFELLOW
RIDGEWOOD
SPEEDWELL
STONEHURST
LEVANT
GENEVA
HOLIDAY
DAHLGREN
WESTVILLE TER
ORCHARDALE ST
IOWA
LEROY
JOSEPHINE
BOYD
BOWDOIN
DELANO ST
TEBROC
PARKING
WALL

//

Board of Appeal Referrals 3/15/84

Hearing: 3/27/84

Z-6869
99 Chestnut Hill Avenue Partnership
(Greenery Nursing Home)
163 Chestnut Hill Avenue, Brighton
at Colwell Avenue

Parking lot

District(s): apartment_____ general business_____ industrial_____
residential R-.5 local business L-.5 waterfront_____
single family_____ manufacturing_____

Purpose: use premises for ancillary parking - 30 vehicles.

Violation(s):

Parking lot is forbidden use.

Lot is presently used by adjacent auto parts warehouse. This petition will provide parking for 30 cars ancillary to Greenery Nursing Home at 99-111 Chestnut Hill Avenue. Recommend approval with proviso.

VOTED: In reference to petition Z-6869, 99 Chestnut Hill Avenue Partnership, 163 Chestnut Hill Avenue, Brighton, for forbidden use for use of premises for ancillary parking of 30 vehicles in local business (L-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends approval with the following proviso: that lot be maintained free of debris at all times.

Z-6869
163 CHESTNUT HILL AVE
BRIGHTON
WALLINGFORD
LEDGEMERE ROAD
ATWOOD ROAD
AVENUE
HATHERLY ROAD
COLWELL ROAD
EMBASSY AVENUE
CHISWICK ROAD
CHESTNUT HILL AVENUE
STRATHMORE ROAD
LOTMAN ROAD
SOLAN ROAD
COMMONWEALTH AVENUE
LEAMINGTON ROAD
SOUTH STREET
ROSE GARDEN CIRCLE
PAMA SABUENS PARKING
PORTINA TER
TENNIS COURT
ALEXANDER HAMILTON ELEMENTARY SCHOOL
FIRST PARISH UNITARIAN CHURCH
PARKING
WALL

Board of Appeal Referrals 3/15/84

Hearing: 3/27/84

Z-6870
Richard S. Brown
456 Shawmut Avenue, Boston
near Rutland Street

Four-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two-family to one-family dwelling.

Violation(s):

Open space is insufficient.

Structure, purchased last year as a one-family dwelling, will be returned to its original occupancy. Recommend approval.

VOTED: In reference to petition Z-6870, Richard W. Brown, 456 Shawmut Avenue, Boston, for variance for change of occupancy from two-family to one-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Structure will be returned to its original occupancy.

TREMONT STREET
WEST CONCORD STREET
SHAWMUT AVENUE
PARKING AREA
PLAYGROUND
BLACKSTONE SQUARE
FRANKLIN SQUARE
CEMETERY
MASSACHUSETTS AVENUE
NORTHAMPTON STREET
SPRINGFIELD STREET
WORCESTER STREET
E NEWTON ST
EAST CONCORD
HARRISON AVE
Z-6870 456 SHAWMUT AVE BOSTON

Board of Appeal Referrals 3/15/84

Hearing: 3/27/84

Z-6881
Fairlawn Cameo Limited Partnership
15 Bismarck Street, Mattapan
near Cummins Highway

One-story structure

District(s):			
apartment		general business	industrial
residential	R-.8	local business	waterfront
single family			manufacturing

Purpose: change occupancy from clubhouse to apartment rental office, central laundry room, maintenance storage.

Violation(s):

Ancillary use is conditional in R-.8 district.

Proposed facility would service adjacent multi-unit apartment complex. Petitioner has obtained approval from five abutters. Recommend approval.

VOTED: In reference to petition Z-6881, Fairlawn Cameo Limited Partnership, 15 Bismarck Street, Mattapan, for conditional use for change of occupancy from clubhouse to apartment rental office, central lanndry room, and maintenance storage in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Facility will service adjacent multi-unit apartment complex.

Z-6881 15 BISMARCK ST MATTAPAN
BISMARCK ST.
CUMMINS
ROAD
STREET
SAVANNAH
CORMAN
HALLOWELL
FAVRE
BROCKTON
WOODHAVEN
RAILROAD
YOUNGS
RD.
REGIS
PARKING
HARTFORD
ROCKINGHAM
HARMON
RICHMERE
GREENFIELD
NEW HAVEN
NEW YORK
REXFORD
MIDLAND
WALL
PARKING
ST. PAUL PRESB. CHURCH

Board of Appeal Referrals 3/15/84

Hearing: 4/3/84

Z-6905
Deidre Malloy
4 Dexter Row, Charlestown
near Green Street

Three-story structure

District(s):					
	apartment		general business	B-2	industrial
	residential		local business		waterfront
	single family				manufacturing

Purpose: change occupancy from one-family dwelling, beauty shop, and coffee shop to six apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, and off-street parking are insufficient.

Floor area ratio is insufficient.

Occupancy has existed for over twenty years. Recommend approval.

VOTED: In reference to petition Z-6905, Deidre Malloy, 4 Dexter Row, Charlestown, for a forbidden use and four variances for change of occupancy from one-family dwelling, beauty shop, and coffee shop to six apartments in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed for over twenty years.

Z-6905
4 DEXTER ROW
CHAS
DEXTER ROW
THOMPSON SQUARE
MONUMENT SQUARE
WINTHROP SQUARE
FREDERICK D EMMONS PLAYGROUND
PLAYGROUND
BUNKER HILL MONUMENT
WARREN
CORDIS
SEMINARY ST
WINTHROP STREET
ADAMS
CHESTNUT
TREMONT ST
LAUREL ST
CEDAR
CHURCH ST
WALLACE CT
PUTNAM
HARVARD
DEVENS
PLEASANT
SIDLEY
PARK
RAMP